SEPA ENVIRONMENTAL CHECKLIST UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to <u>all parts of your proposal</u>, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [help]

1. Name of proposed project, if applicable: [help]

Issaquah Senior Housing.

2. Name of applicant: [help]

Matt Corsi

3. Address and phone number of applicant and contact person: [help]

Urban Evolution 911 East Pike Street, Suite 310 Seattle, WA 98122 206-890-1585 mcorsi @urban-evo.com

4. Date checklist prepared: [help]

October 27, 2015

5. Agency requesting checklist: [help]

City of Issaquah Department of Development Services.

6. Proposed timing or schedule (including phasing, if applicable): [help]

Begin construction January 2016; occupancy starting July 2017.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

No.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
 - Phase 1 Environmental Site Assessment, Sound Earth Strategies, November 12, 2012
 - Civil Engineering Due Diligence Report, July 8th, 2013, by WHPacific
 - Preliminary Geotechnical Engineering Services, December 2, 2014, by GeoEngineers
 - Traffic Impact Analysis Memorandum, September 21, 2015, by TENW

- Critical Areas Study, October 2015, by Talasaea Consultants
- Introductory Drainage Report, September 22, 2015, by Triad Consultants
- Preliminary determination of cultural resources, 2014 by Tetra Tech.
- Gateway Issaquah Cultural Resource Survey, October, 2015, by Archaeological Landscapes
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

Yes. Land use and construction permit approval for adjacent property to the east (same owner as subject property). Utilities for proposed project will tie directly to proposed utilities at adjacent property, so approval of adjacent property is necessary for this proposal.

- 10. List any government approvals or permits that will be needed for your proposal, if known. [help]
 - Site Development Permit
 - Demolition Permit
 - Construction Permits
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The proposal is for a single building with 146 senior independent living units, with parking for 110 vehicles (32 garage and 78 surface) on a 8.04-acre site. The building will include:

- A single 146-unit five-story residential building (Type V-A) over a single level of partially below-grade parking.
- Amenites within the building include dining, exercise room, theater, swimming pool.
- New site access drive width of 20', and surface parking lot, with sidewalks 6' and 10' wide.
- Exterior ameneties on site include a covered outdoor gathering space and a community garden.
- Street frontage improvements including curb and sidewalk.

The project includes includes stream buffer enhancements totaling approximately 3.68 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The property is located at 2450 Newport Way NW in the City of Issaquah, Washington. The Site is bounded to the north by I-90, to the west by Newport Way NW, to the south by a private property and the WDOT Conservation Easement Area, and to the east by private property currently under the same ownership as the subjest site. The adjacent property to the south is developed as a veterinarian clinic, and the adjacent property to the west is currently undeveloped, with a proposal for a multi-family residential development under consideration.

The property consists of two parcels (King County APNs 202406-9063-07 and 202406-9058-04), as illustrated in **Figure 1**. The property is approximately 8 acres in size, and was previously part of a larger assemblage of parcels known collectively as "Mull Farm".

The Public Land Survey System location of the property is the SW ¼ of Section 20, Township 24N, Range 6E, Willamette Meridian in King County, Washington.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General c	description of	the site [help]	
(circle one):	Flat, rolling, h	nilly, steep slopes,	mountainous
other	_		

The site has steep slopes across the western half, starting at Newport Way NW and sloping down eastward from the roadway, dropping about 40 feet to the middle of the site. The slopes continue more gently from the middle of the site towards Schneider Creek which forms the eastern boundary of the site.

b. What is the steepest slope on the site (approximate percent slope)? [help]

Slopes along the Newport Way NW range from 25% to 40%, with a few areas directly adjacent to the roadway exceeding 40%, which were created with the construction of the road. See **Figure 2**, Geotechnical Steep Slopes Considerations Memo.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The mapped geologic unit within the project site consists of alluvium deposits, which generally consist of cobble gravel, pebbly sand, and sandy silt, moderately sorted. Three zones (Zones A, B, and C) have been identified within the site that present different surface soil conditions, as illustrated in **Figure 3**.

- Zone A: Generally organic silt and peat, overlying interbedded sands and silt/clay with variable silt, clay and gravel content. The organic silt and peat layer generally consists of very soft to soft organic silt (topsoil), underlain by peat with occasional interbeds of silty fine to medium sand. Below the organic silt and peat, there are interbedded sands and silts/clays with variable silt, clay and gravel content.
- Zone B: Generally organic silt and silty/clayey sand with interbedded peat, overlying interbedded sands and silt/clay with variable gravel content. The organic silt and clayey sand layer generally consists of very soft to soft organic silt (topsoil), underlain by silty/clayey sand with occasional thin peat interbeds. Below the organic silt and silty/clayey sand, there is interbedded sands and silt/clay with variable gravel content.
- Zone C: Generally a shallow topsoil layer, overlying sands with variable silt, clay and gravel content. The topsoil layer generally consists of loose silty fine to medium sand with organics (fine roots) and variable gravel content. Below the topsoil or organic silt layer, the explorations encountered sands with variable silt, clay and gravel content.

No agricultural soils or agricultural land of long-term commercial significance are present on the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

The site has no surface indications or history of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

Due to the existing slopes on site, a greater amount of fill than excavation will be required in order to provide functional grading for vehicular and pedestrian access. Approximately 22,315 cubic yards of fill is anticipated. The design attempts to minimize the placement of additional fill above locations with underlying peat soils, while keeping the site above shallow groundwater and Schneider Creek. Fill will consist of common borrow placed in a controlled manner.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
 [help]

Due to the proposed regrading of the sloping areas on the site, there is potential for erosion during construction, which will be minimized through erosion control measures to be implemented during construction. No significant erosion is expected once construction is complete. The final proposed grading will include retaining walls, landscaping and paving.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Based on the modified site development area of 182,516 SF, the percentage of impervious surface after construction will be 71%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Special care will be taken when grading in the steeper areas of the site, and the exposed slopes should be protected during inclimate weather. A detailed Temporary Erosion and Sedimentation Control Plan will be prepared, which will define limits of clearing, means of reducing the potential for erosion and means of trapping erosion so that it does not flow downstream.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

During construction, there will be exhaust emissions from constuction equipment, including lifts, graders, and other heavy construction equipment, as well as fugitive dust emissions. Following completion of the project, exhaust from garage venting, common laundry and clothes dryers, unit venting of cooking ranges, and exhaust air from corridors and units will be venteed to the atmosphere.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

Conventional dust suppression measures will be employed as necessary.

- 3. Water
- a. Surface Water: [help]
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

There is one stream that runs through the site from south to north, and continues adjacent to the north border of the the project site, as illustrated in **Figure 4**.

Schneider Creek – Class 2s (Type F)

After it leaves the site, Schneider Creek flows through a culvert under Interstate 90 and into Lake Sammamish.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

Paved roadways and buildings will be built within 200 feet of Schneider Creek, as illustrated in **Figure 5.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

None. No fill or dredge material will be placed in or removed from surface water or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
 - No. The proposed project will not require withdrawals or diversions of surface water.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
 - No. Per the June 13, 2007 FEMA Letter of Map Revision (LOMR) as shown in **Figure 6**, there is no site area within a 100-year flood plain.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]
 - No. There will be no discharges of waste materials into surface waters resulting from the proposed project.

b. Ground Water:

- Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
 - No. Drinking water or water for other purposes will be supplied by the local water district.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

None. The proposed project will be required to tie into the regional sanitary sewer system. There will be no discharge of waste material into the ground resulting from the proposed project.

- c. Water runoff (including stormwater):
 - Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

Drainage into the Issaquah Senior Housing site includes a storm water drainage ditch from the adjacent property to the south. The overflow ditch directes drainage from Cougar Mountain and Newport Way NW onto the site near the southwest corner, and then runs eastward on site along the south border and discharges into Schneider Creek.

The portion of the ditch located on site will be replaced by a buried storm water pipe to maintain the existing flow while allowing for the revised proposed grading.

Flows from all proposed impervious surface areas on site including roof drainage, surface parking areas and driveways will be collected by a private, tight-lined storm drainage system. These combined flows will be directed into an onsite stormwater detention system.

Stormwater detention will be provided within a vault located below the surface parking area. The detained outflows will be filtered through two large water quality treatment structures, and then dispersed into Schneider Creek, the natural point of discharge. Stormwater Detention and Water Quality Treatment will be per the required standards to protect Schneider Creek and Lake Sammamish.

A uniform drainage path will be created, generally from west to east, providing safe overflow paths during high rainfall events.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

During high rainfall events that create overflow conditions, under which runoff is bypassing the water quality treatment structures, runoff from the site could contain sediment; oil, grease and toxic chemicals from motor vehicles; pesticides and nutrients from lawns and gardens; and heavy metals from roof shingles, motor vehicles and other sources. These materials could be transmitted into Schneider Creek.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. The proposed project will maintain existing drainage patterns, including discharging groundwater and treated stormwater to Schneider Creek.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None. The proposed project will not significantly alter drainage patterns.

- 4. Plants [help]
- a. Check the types of vegetation found on the site: [help]

X deciduous tree: alder, maple

X evergreen tree: fir

X shrubs

X grass

X pasture

X crop: hay

X wet soil plants: cattail, buttercup

The eastern portion of the site is currently maintained as pasture and is annually mowed for hay.

Species present in the pasture include fescue grasses (Festuca sp.), bentgrasses (Agrostis sp.), bluegrasses (Poa sp.), orchard grass (Dactylis glomerata), and others. Reed canarygrass (Phalaris arundinacea) was the dominant grass along the north property boundary and was identified in scattered patches throughout the remainder of the site.

A mixture of deciduous and coniferous trees scattered across the site, and are abundant near the residence and along the northwest property boundary.

b. What kind and amount of vegetation will be removed or altered? [help]

Approximately 202,554 SF of the total 350,119 SF site will be modified for development and essentially all of the existing vegetation described above in 4a will be removed or altered, see site plan in **Figure 7.** In the stream buffer and building setback area of approximately 140,263 SF, stream buffer enhancements will alter and augment the existing vegetation.

Significant trees that are to be retained or removed are illustrated in Figure 8.

c. List threatened and endangered species known to be on or near the site. [help]

No threatened or endangered plants are listed on or in the vicinity of the Issaquah Farm property. However, the Natural Heritage GIS database does indicate that the Issaquah Farm site is within an historic range of tall bugbane (Actaea elata var. elata) and outside of an historic range for Nutall's waterweed (Elodea nuttallii). Tall bugbane (Federally listed as a species of concern and State-listed as a sensitive species) is typically found in or along the margins of forests. Elodea is an aquatic species that is currently listed by the State of Washington as R1, or review group 1. Review group 1 indicates a species of potential concern, but more work is required before it is ranked. The Issaquah Farm property currently does not provide suitable habitat for either rare plant species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

Large canopy street trees and plantings plantings along Newport Way NW will provide an inviting human scale. Flowering trees and heavy planting will emphasize the building entry and create an inviting space with year round interest. A community garden and gathering space will provide an active gardening space for the residents. All healthy trees in buffers and setbacks will be maintained.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry, evergreen blackberry, reed canarygrass, Scot's broom, hawkweed.

5. Animals

a. <u>List</u> any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, songbirds

mammals: deer, coyote, various rodents

fish: salmon trout

Red-tailed hawk have been sited perching in trees on the Issaquah Farm property. Additionally, several species of songbirds were identified (American robin, black-capped chickadee, song sparrow, tree sparrow, Lincoln's sparrow, etc.). The eastern portion of Issaquah Farm adjacent to Tibbett's Creek had common yellowthroat.

Deer were observed during a site visit. Evidence of coyote (scat) have been sited as well. The field likely provides habitat for various rodents, such as voles, although no evidence any rodents was seen during our site visits.

Schneider Creek satisfies the requirements for characterization as a "Class 2 Stream with Salmonids," and the presence of cutthroat trout, a salmonid, is presumed.

b. List any threatened and endangered species known to be on or near the site. [help]

The Washington Department of Fish and Wildlife's (WDFW) Priority Habitat and Species (PHS) online mapping program shows the site is in the range of a Townsend's big-eared bat (Corynorhinus townsendii) communal roost area. Townsend's big-eared bat is a Federal Species of Concern and a State Candidate for listing. The PHS area for Townsend's big-eared bat is very large and encompasses a six square mile area including most of the City of Issaquah and the southern ½ of the City of Sammamish. The Issaquah Farm property provides no known roosting opportunities for Townsend's big-eared bat (caves or hollow trees). The existing buildings on the Issaquah Farm property should be inspected before demolition to ensure that Townsend's big-eared bat are not roosting within them.

According to WDFW's Bald Eagle Buffer Management Zone Map, there are no known bald eagle nesting sites or roosting areas on the Property. The nearest bald eagle nesting sites are located more than 1 mile north and northeast of the Property.

A WDFW Habitats and Species Map indicates that the entire property is designated as a marbled murrelet detection section; a detection section is defined as any section where a murrelet has been detected, regardless of status (occupancy or presence). The marbled murrelet is included on the WDFW threatened species list.

c. Is the site part of a migration route? If so, explain. [help]

The site is within the Pacific Flyway migration route.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

The site currently provides little habitat for wildlife outside of small rodents (voles, mice, etc.). There will be no development within the Schnedier Creek buffer area, which will allow wildlife access through the property from the north property boundary to the WDOT Schneider Creek mitigation area adjacent to the south property boundary.

e. List any invasive animal species known to be on or near the site.

None.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Hot water and common and unit living areas will be heated with electricity.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

None other than meeting the WA State energy code.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk
of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. [help]

No.

1) Describe any known or possible contamination at the site from present or past uses.

The 2012 Phase 1 Environmental Assessment identified two potential sources of contamination:

1. Former use and storage of residential heating oil on the Property: No records of underground storage tank decommissioning permits for the Property were found. The past use and storage of residential heating oil at the Property is considered to be a

recognized environmental condition with a moderate risk of impacts to the Property acknowledging the relatively shallow depth (3 to 16 feet below ground surface) of perched groundwater.

- Potential past use of pesticides associated with historical agricultural activities. No
 information was found regarding what types of pesticides, if any, were historically used
 in farming activities at the Property. The potential past use of pesticides is considered to
 be a recognized environmental condition with a low to moderate risk for widespread
 impacts to the Property.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

 Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known.

4) Describe special emergency services that might be required.

None required.

5) Proposed measures to reduce or control environmental health hazards, if any:

None required.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

The site is adjacent to I-90, which generates noise from vehicles.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Short term - Construction noise will occur during normal weekday work hours. Long term - Traffic and other mechanical noise emanating from the project should be minimal. 3) Proposed measures to reduce or control noise impacts, if any: [help]

The proposed building on site is oriented to minimize the number of dwelling units adjacent to I-90. The closest residential unit is set back 125 feet from the WSDOT property line along I-90 to help reduce noise impacts. The design team will explore possible evergreen plantings within the setback as a possible noise buffer.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The 8-acre site is comprised of two parcels (A and D), as shown in **Figure 9.** Parcel D is partially developed with a single family residence and associated outbuildings. Parcel A is undeveloped. Parcels A and the non-residential portion of Parcel D are maintained as pasture for growing hay.

The proposal will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

The non-residential portions of the site are maintained as pasture for growing hay.

No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, and no farmland or forest land tax status will be converted to nonfarm or nonforest use.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site. [help]

Unoccupied single family house at 2450 SE Newport Way NW, 2390 SF, woodframe, built in 1922, building quality rated as "low cost."

d. Will any structures be demolished? If so, what? [help]

All existings structures will be demolished.

e. What is the current zoning classification of the site? [help]

Village Residential (VR).

f. What is the current comprehensive plan designation of the site? [help]

Multifamily Residential.

g. If applicable, what is the current shoreline master program designation of the site? [help]

None.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

As noted above in Section 3a, there is a stream on the project site that meets the standard definition of a Critical Area. As illustrated in **Figure 4**, this is:

- Schneider Creek Class 2s (Type F)
- i. Approximately how many people would reside or work in the completed project? [help]

164 residents (146 units at an average of 1.2 persons per unit, 93.5% occupancy), and between 27 and 32 full time employees.

i. Approximately how many people would the completed project displace? [help]

Zero.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None necessary.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The project will comply with all aspects of the Central Issaquah Plan (CIP), and has several features that support CIP goals. The project will create much-needed senior housing, increasing the residential density and complimenting the proposed multi-family housing to the east.

Enhancements to the Schneider Creek buffer area will help improve a key environmental feature of the area. A pedestrian and bicycle connection is proposed over Schneider Creek connecting the site with the proposed Gateway project to the east, providing a through-site mobility connection to Newport Way NW.

The building is located towards the southwest portion of the site, increasing the open space between the building and I-90 to the north, which helps maintain significant open space views from I-90 across the Schneider Creek buffer area.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None necessary.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

Approx. 146 market-rate senior housing apartments (independent living), which generally fall under the category of middle-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

One single-family house would be eliminated. This house would most likely fall in the range of middle-income housing.

c. Proposed measures to reduce or control housing impacts, if any: [help]

None necessary.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

The tallest proposed structures are a pair of 80-unit, 5-story buildings located on the northern edge of the site, both with height of 54 feet to the midpoint of their pitched roofs.

The principle exterior building materials include a wood frame structure with fiber cement siding on concrete foundations.

b. What views in the immediate vicinity would be altered or obstructed? [help]

In general, views from within the site, and views across the site will be altered by the new building. Views from Newport Way NW across the site to the northeast will be impacted. The building is oriented with its long axis running north to south, which helps to minimize the impact of views directly north across the site to Lake Samammish, and directly south across the site towards Cougar Mountain.

The building is located in the southwest portion of the site, and is set into the hillside, which puts it in closer proximity to the existing 4-story building directly across Newport Way NW. This helps to visual reduce the impact of the proposed building, with only the top 3 stories of the building rising above the elevation of Newport Way NW at the south end of the site. The proposed building location also retains greater open space to the east and west to help maintain views from I-90 across the site. Private views of Lake Sammamish from higher elevations are not anticipated to be impacted by the project as residents have primarily territorial views.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

By orienting the long axis of the building along Newport Way NW and locating the bulk of the parking behind and below the building, the building helps to enhance the architectural character along the street. Creative use of multiple sloped roofs and bays reduces the buildings apparent scale while presenting an attractive roofscape to the properties located at higher elevations west of the site. Thoughtful consideration of materials, colors, building modulation and fenestration patters provides an attractive aesthetic to the architecture.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

Sun glare may occur from west-, south- or east-facing windows depending upon the time of day. Light will emit from the windows of residential units and from outdoor site lighting. Site lighting will be designed to provide light at sidewalk level only and will be selected to mitigate light pollution to the street and adjacent properties.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

I-90 is north of the site, limiting the times when the sun glare could potentially impact freeway traffic to only during mid-summer early and late in the day. Furthermore, there are existing large trees along the site's northern edge that will help block any potential sun glare onto I-90.

Light or glare from the finished project would not interfere with views.

c. What existing off-site sources of light or glare may affect your proposal? [help]

Vehicle lights from I-90 will be visible from the site.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
None required.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Recreational opportunities in the immediate vicinity of the site include Cougar Mountain Regional Wildland Park, Lake Sammamish State Park, Tibbets Valley Park, and the Mountains to Sound Greenway.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
 No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

Areas along the site's northern border and the creek buffer areas along the east border will leave habitat and sensitive natural areas intact. A pedestrian and bicycle bridge will be provided across the creek connecting Newport Way NW and the new neighborhood site to the west, offering walking and biking opportunities between the sites. Newport Way NW will be widened to add a bicycle lane along the property frontage.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

None on site. The existing house on site is over 45 years old (1922). It is standard woodframe construction in poor condition. In the opinion of the Archaeological Surveyor, it does not qualify for the National Register of Historic Places (NRHP) under Criteria C.

The Mull House and Hary Farmstead properties, located to the west of the project site, also would not qualify for the NRHP in the opinion of the Archaeological Surveyor. Niether of these properties will be directly impacted by project activities.

See the Gateway Issaguah Cultural Resource Survey, October 2015.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

The project falls within territory traditionally occupied by members of the Southern Coast Salish Group. One pre-contact archaeological site was identified on the adjacent property east of the site. See the Gateway Issaquah Cultural Resource Survey, October 2015 for more detailed information.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

Investigation of the archaeological resources contained within the Issaquah Gateway Property project APE involved a literature search of the project area and a physical survey of the project lands. The literature search was accomplished by reviewing Washington DAHP records, General Land Office (GLO) maps available through the Bureau of Land Management, land owner interviews and local historical society records. The literature search at the Washington DAHP website WISAARD occurred on August 14th, 2015. Both historic structures records, archaeological site and survey records were consulted to determine the presence of known archaeological materials in the area of the proposed project.

Survey of the project area included pedestrian surface survey and shovel testing. Field work was completed between August 15 and August 23. Surface survey was completed using transects spaced 15 meters apart. Subsurface survey was completed using shovel test probes (STP's) 30 cm. wide and dug down to glacial till. Shovel test probes were spaced 30 meters apart.

See the Gateway Issaquah Cultural Resource Survey, October 2015 for more detailed information.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If artifacts or unusual amounts of bone or shell are uncovered during the construction activity, work will be stopped and a qualified archeologist will be contacted for on-site consultation.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

The proposed development site is located between Newport Way NW and I-90, west of SR 900, in the vicinity of NW Pinecone Drive. Primary vehicle access to the site would be provided via a single access drive from Newport Way NW, approximately mid-way

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

The area is served by Sound Transit and King County Metro buses. The nearest transit stop to the site is the Issaquah Transit Center, located about 1.0 mile southeast of the site. The Transit Center is served by Sound Transit bus lines 554, 555, and 556, and by King County Metro lines 200, 208, 214, 269, and 271.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

The proposed project will provide 110 parking stalls on site, corresponding to a ratio of 0.75 stalls per residential unit.

There is no existing parking on site.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

The project will include upgrades to Newport Way NW adjacent to property, including new curb, gutter and sidewalk. Newport Way NW will also be widened to add a turn lane and a bicycle lane along the property frontage.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

The proposed project is estimated to generate 502 new weekday daily trips, with 29 new trips occurring during the weekday AM peak hour (10 entering, 19 exiting) and 37 new trips occurring during the weekday PM peak hour (20 entering, 17 exiting).

The trip generation estimate was based on the methodology included in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th edition for Land Use Code (LUC) 252 (Senior Housing-Attached).

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

None expected.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

Measures proposed to mitigate transportation impacts include: (1) payment of the City's transportation impact fees which provide funding for area-wide improvements to the City's transportation system, (2) widening Newport Way NW at the site access location to provide turn lanes, and (3) frontage improvements and ROW dedication consistent with the City's Central Plan that would include lane widening, new bicycle lane, and sidewalk along the property frontage.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

The additional residents of the project would require minimal additional public services.

Proposed measures to reduce or control direct impacts on public services, if any. [help]
 None.

16. Utilities

a.	Circle utilities currently available at the site: [help]
	electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system
	other

All of the listed utilities are available to the site, including cable TV / Internet. If the existing single-family residence is currently on a private well or septic system, those facilities will be properly decommissioned with the demolition of the existing houses.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

Development of the Issaquah Seniors project will include extension of the following utilities to and within the site:

A private onsite stormwater collection, stormwater detention and water quality treatment system will be developed with the site. The design of these facilities will meet current City of Issaguah Stormwater Management standards.

A gravity sanitary sewer system will be installed on site and connected to the proposed new gravity sewer system to be installed on the adjacent property east of the site (same property owner as subject property). Public sewer easements will be granted for all new sewer construction.

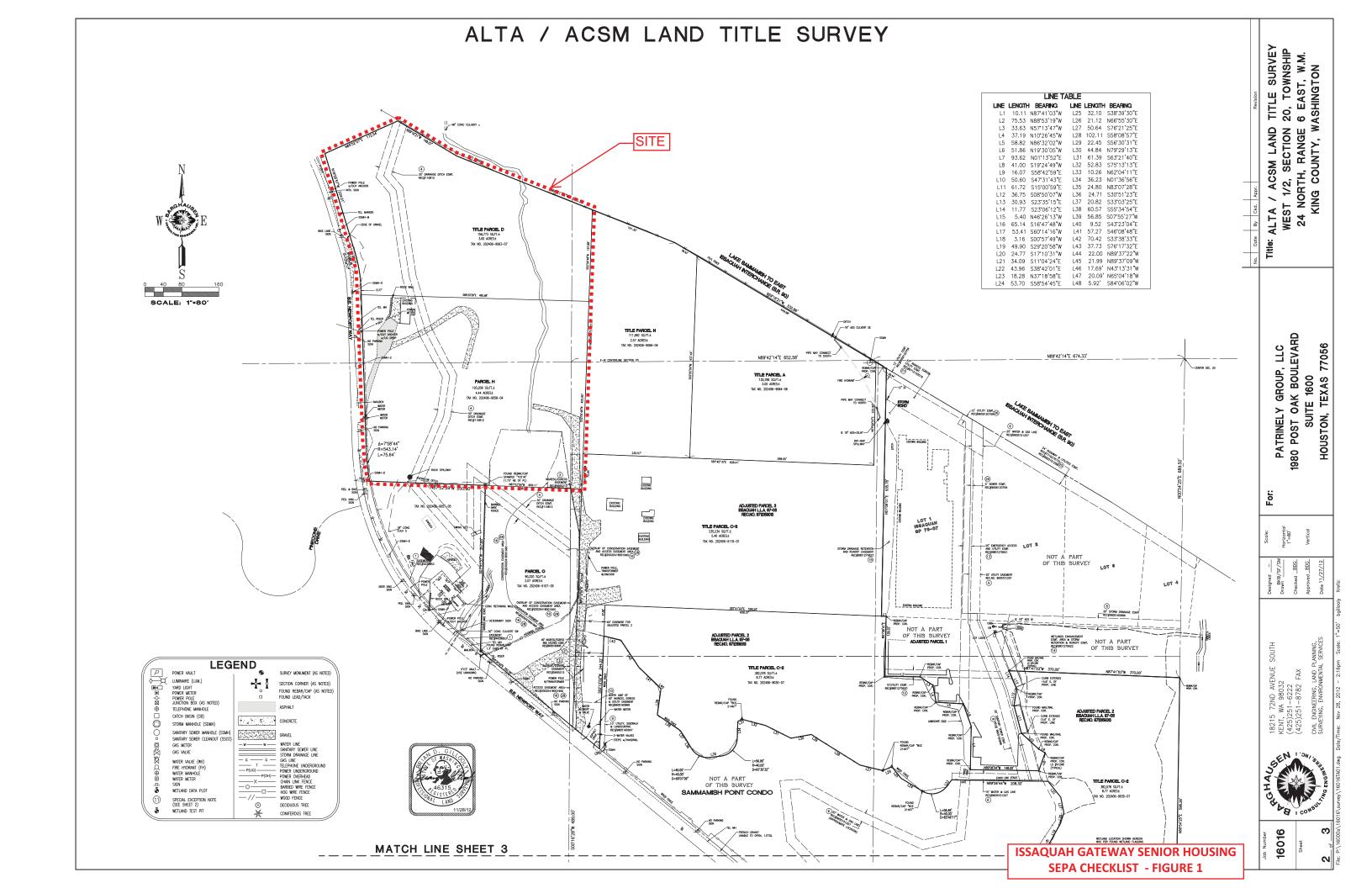
A public City of Issaquah water system will be looped throughout the site, sized to provide adequate fire flow and domestic flow. Connections will be made from the existing water main on Newport Way NW, through the site, to the proposed new water main loop to be installed on the adjacent property to the east (same property owner as subject property). Public water easements will be granted for all new water construction.

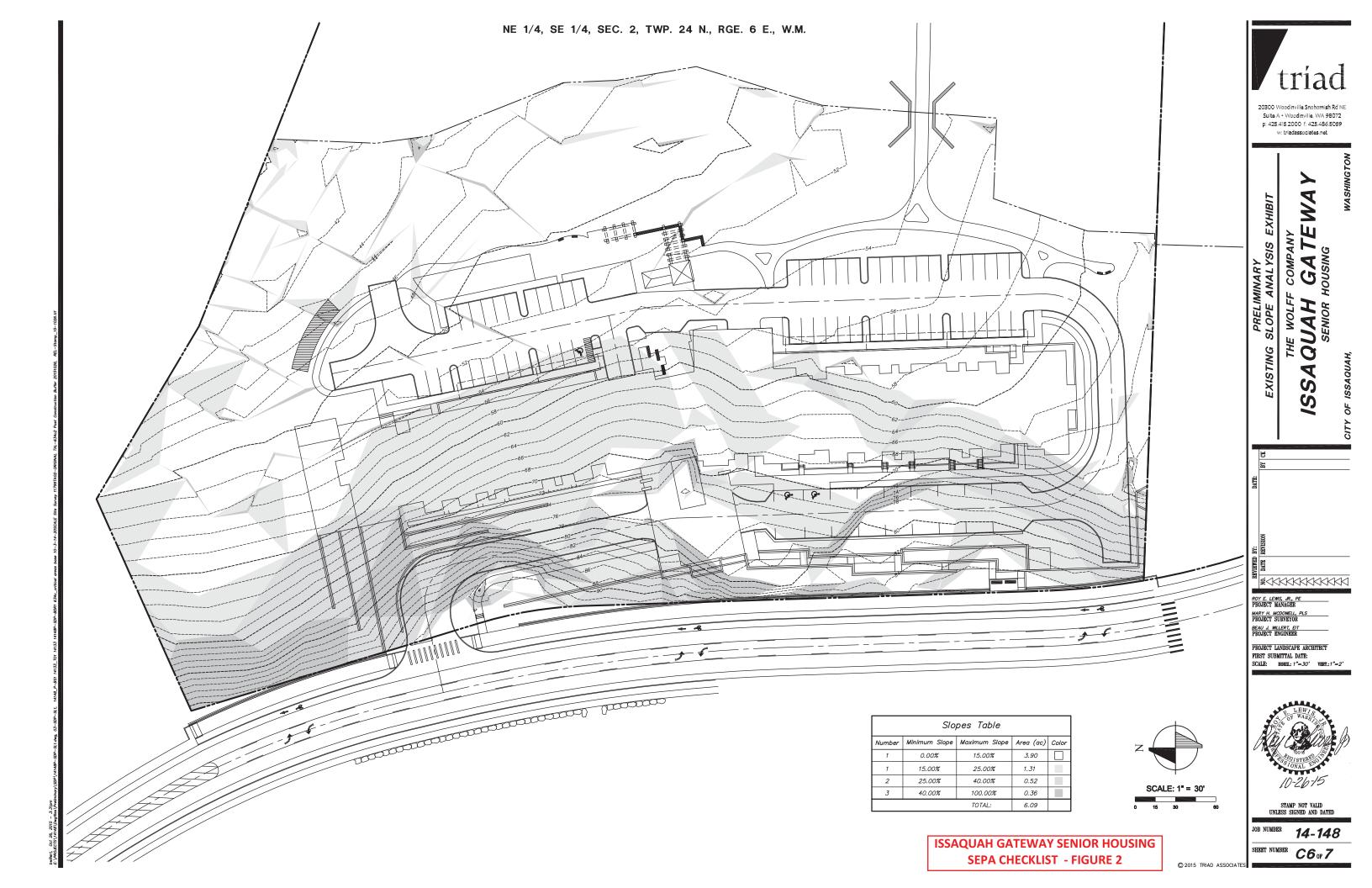
Underground power (PSE), telephone, gas (PSE), cable TV and internet services will be connected on site from Newport Way NW.

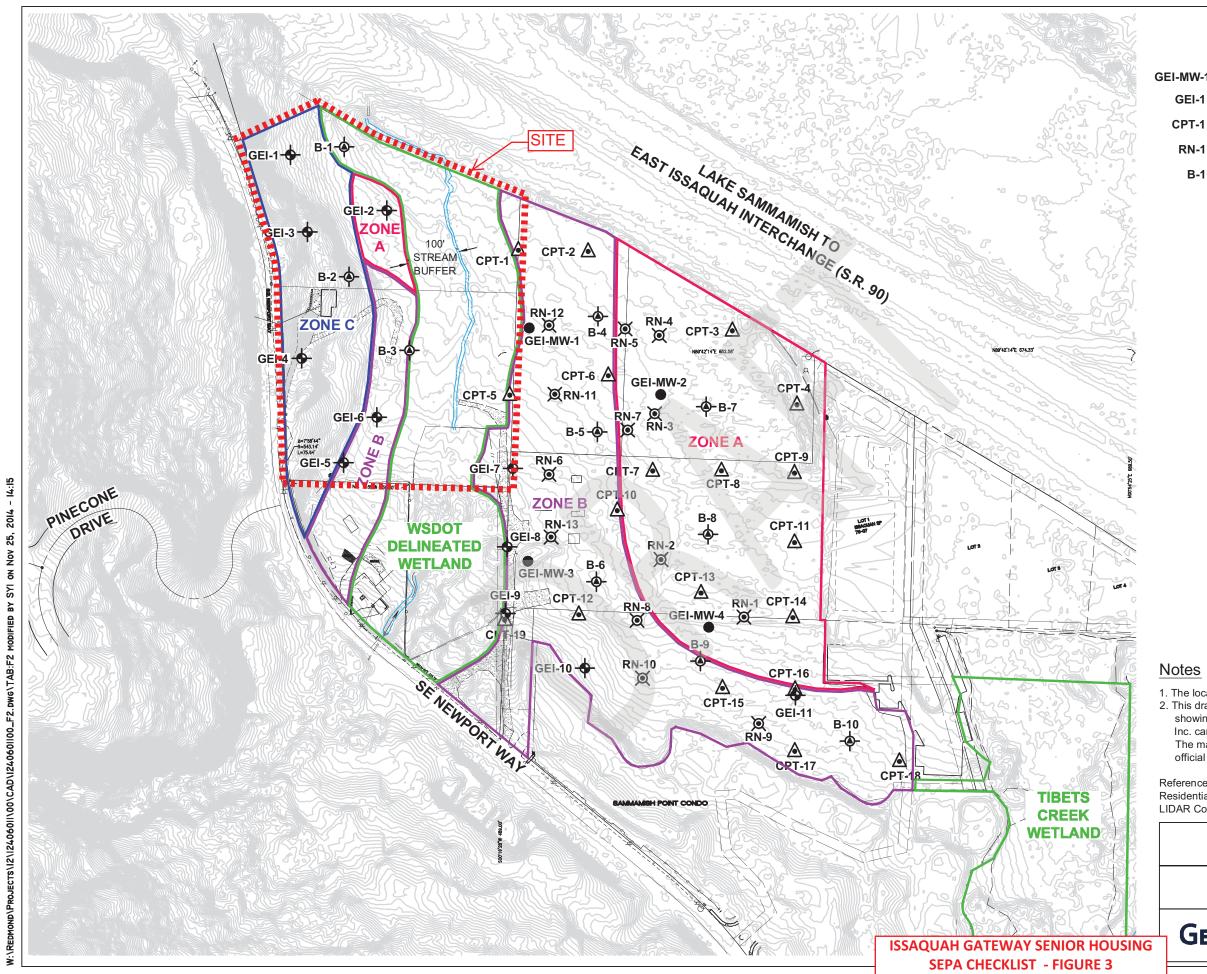
C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:	
Name of signee <u>Derrick Overbay</u>	
Position and Agency/Organization	VIA Architecture
Date Submitted: _10/27/2015	







Legend

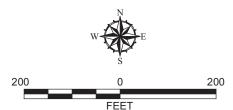
GEI-MW-1 ■ Monitoring well by GeoEngineers, 2014

GEI-1 Boring by GeoEngineers, 2014

CPT-1 ▲ Cone Penetration Test by GeoEngineers, 2014

RN-1 Some Boring by Robinson Noble, 2012

B-1- Boring by Icicle Creek Engineers, 2004



- 1. The locations of all features shown are approximate.
- 2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Base cad file "16016TA01.dwg" provided by AMLI Residential on 1-30-14. LIDAR ground contours from Puget Sound LIDAR Consortium.

Site Plan

Issaquah Gateway Senior Housing Issaquah, Washington



Figure 3

VICINITY MAP



SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 9/29/2014)

CONTACTS

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<u>ARCHITECT</u>

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(800) 328-0556 CONTACT: DERRICK OVERBAY

SURVEYOR/ENGINEER

NAME: ADDRESS:

TRIAD ASSOCIATES 20300 WOODINVILLE-SNOHOMISH ROAD NE, STE. A WOODINVILLE, WA 98072

(425) 821-8448

CONTACT: ROY LEWIS, JR., P.E., LEED AP

ENVIRONMENTAL CONSULTANT

TALASAEA CONSULTANTS, INC. NAME: 15020 BEAR CREEK RD. NE ADDRESS: WOODINVILLE, WA 98077

(425) 861-7550 PHONE:

ANN OLSEN, RLA, SENIOR PROJECT MANAGER CONTACT: JENNIFER MARRIOTT, SENIOR WETLAND ECOLOGIST

	INDEX
SHEET	
NUMBER	SHEET TITLE
WI.O	EXISTING CONDITIONS PLAN
MI.I	PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN
W2.0	PRELIMINARY GRADING PLAN & SECTION
W2.I	GRADING DETAILS
W2.2	PRELIMINARY GRADING SPECIFICATIONS
M3.0	CANDIDATE PLANT LIST, PLANTING TYPICALS, NOTES & DETAILS
	SHEET NUMBER WI.O WI.I W2.O W2.I W2.2

EXISTING CONDITIONS PLAN

GRAPHIC SCALE



-PROJECT SITE BOUNDARY STREAM BUFFER - STANDARD ---- STREAM ORDINARY HIGH WATER MARK (OHWM) DIRECTION OF FLOW - EXISTING CONTOUR

TREE CANOPY BLACKBERRY ESTIMATED EXISTING VEGETATION

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE: <u>SUBJECT TO REVISION</u>

Know what's below. Call before you dig.

NOTES

- SURVEY PROVIDED BY TRIAD ASSOCIATES, 20300 WOODINVILLE SNOHOMISH ROAD NE, STE. A WOODINVILLE, WA 98072,

- A MODDINVILLE, WA 980T2,
 (425) 821-8448.
 SITE PLAN PROVIDED BY VIA ARCHITECTURE,
 1809 TH AVENUE STE. 800, SEATTLE, WA 98101
 (800) 328-0556.
 SOURCE DRAWINGS HAVE BEEN MODIFIED BY
 TALASAEA CONSULTANTS FOR VISUAL
 ENHANCEMENT.
 THESE PLANS ARE A SUPPLEMENTAL
 ATTACHMENT TO THE CRITICAL AREAS STUDY &
 MITIGATION PLAN, DATED OCTOBER 2015

ISSAQUAH GATEWAY SENIOR HOUSING SEPA CHECKLIST - FIGURE 4

ALASAEA NSULTANTS, INC. Environmental Planning and Northert Technical Relation 8077

MITIGATION EAS CONCEP DITIONS PLAN NTEMAY SENIC SSHINGTON CRITICAL EXISTING CO

Date IO-23-2015 Scale A5 SHOWN Designed AO Drawn ABS/OA Checked AO

Project # 63462

Sheet # **M.O**

BUFFER IMPACTS LEGEND

MINOR UTILITY CONSTRUCTION 1,890 SF PAVED TRAIL 965 SF OFF-SITE PAVED TRAIL 1,081 SF OFF-SITE SOFT SURFACE TRAIL 1,760 SF

TOTAL IMPACTS 5,696 SF

BUFFER MITIGATION LEGEND

MINOR UTILITY CONSTRUCTION BUFFER RESTORATION	1,890 SF
PAVED TRAIL MITIGATION	1,092 SF
OFF-SITE PAVED TRAIL MITIGATION	1,624 SF
OFF-SITE SOFT SURFACE TRAIL MITIGATION	1,914 SF

TOTAL BUFFER MITIGATION 6,520 SF

BUFFER ENHANCEMENT LEGEND

BUFFER ENHANCEMENT 53.024 SF

-PROJECT SITE BOUNDARY -----STREAM ORDINARY HIGH WATER MARK (OHWM) $FLOW \longrightarrow DIRECTION OF FLOW$ POST CONSTRUCTION STREAM BUFFER BOUNDARY NGPE SIGN - SEE DETAIL (4)

NOTES

NOT FOR CONSTRUCTION THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. INTIL APPROVED, THESE PLANS ARE:

SUBJECT TO REVISION

SURVEY PROVIDED BY TRIAD ASSOCIATES, 20300 WOODINVILLE SNOHOMISH ROAD NE, STE. A WOODINVILLE, WA 98072,

(425) 821-8448. SITE PLAN PROVIDED BY VIA ARCHITECTURE, 1809 TH AVENUE STE. 800, SEATTLE, WA 98101

(800) 328-0556.
SOURCE DRANINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.

ENTANCEMENT.
THESE PLANS ARE A SUPPLEMENTAL
ATTACHMENT TO THE CRITICAL AREAS STUDY &
MITIGATION PLAN, DATED OCTOBER 2015

Know what's below.

Call before you di ISSAQUAH GATEWAY SENIOR HOUSING **SEPA CHECKLIST - FIGURE 5**

 Date
 10-23-2015

 Scale
 A5 5HOWN

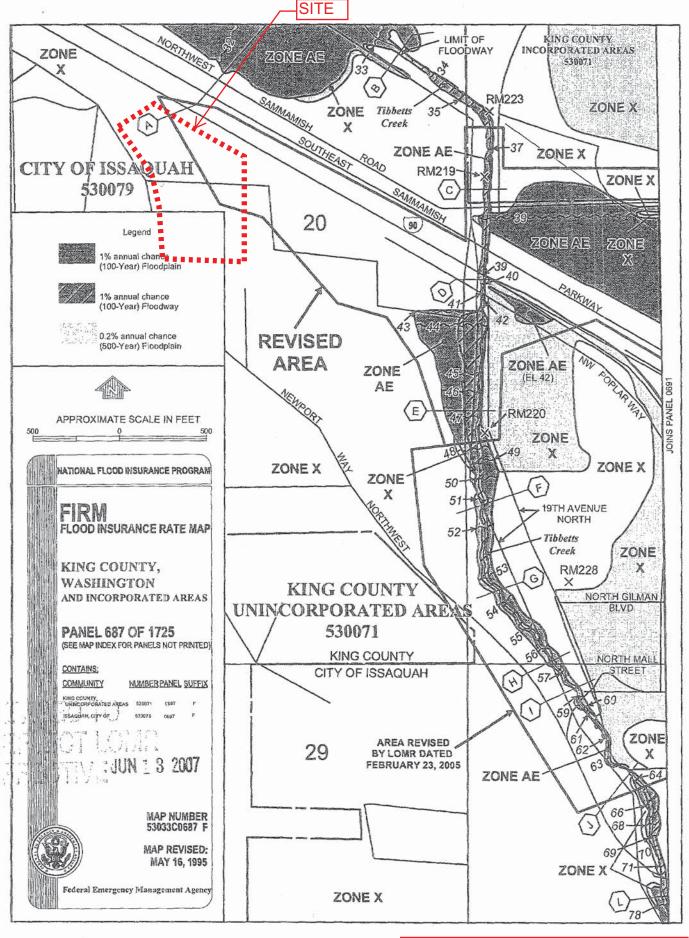
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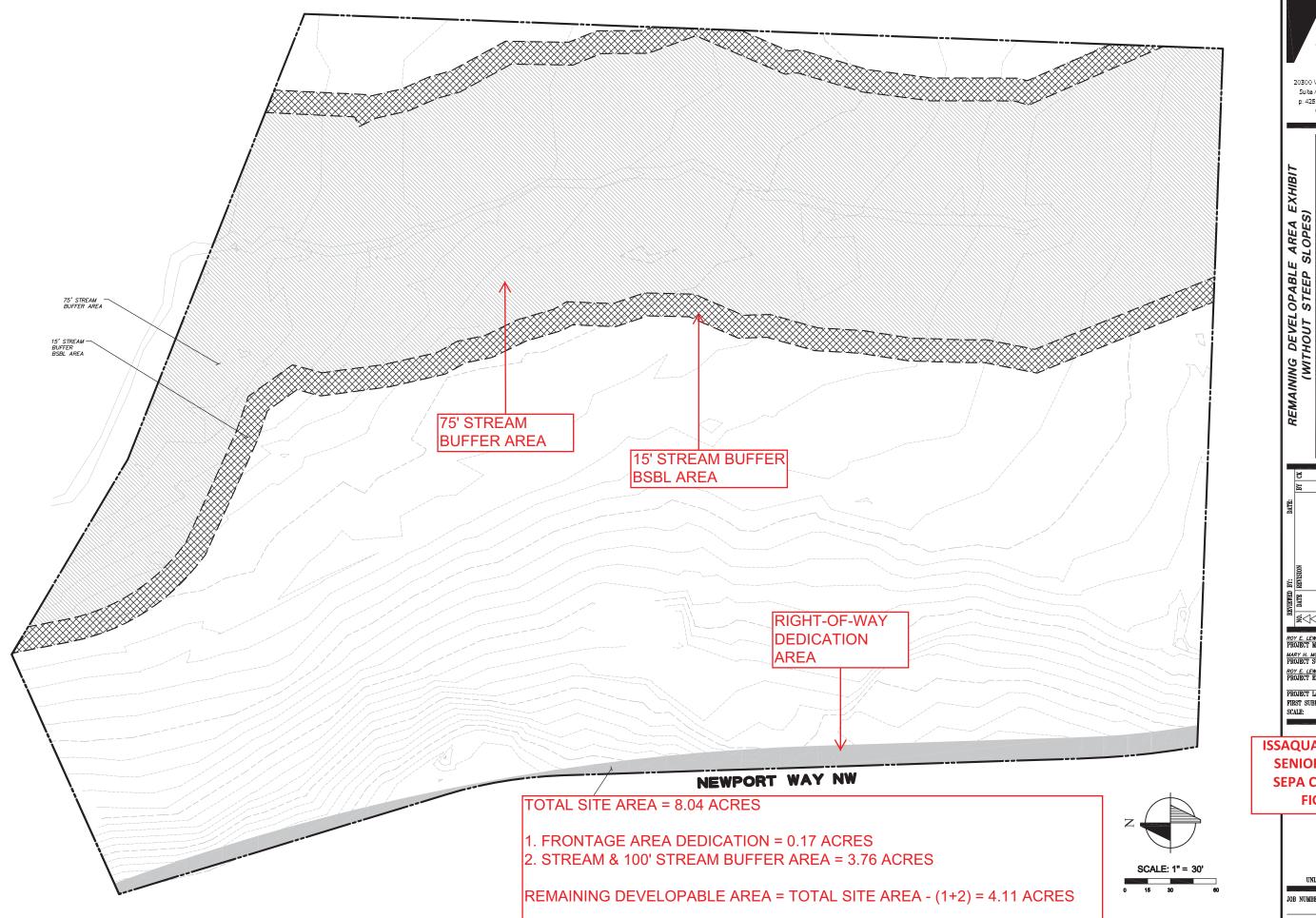
 Checked
 A0
 Approved BS Project #<u>634C2</u> Sheet # MI.

CONSULTANTS, INC. ce & Environmental Planning in the site of the s

ATION PLAN I OVERVIEM PLAN - AREAS CONCEPTUAL MITIGATI SITE PLAN, IMPACTS & MITIGATION OV H GATEWAY SENIOR HOUSING H, WASHINGTON CRITICA PROPOSE ISSAQUA ISSAQUA



ISSAQUAH GATEWAY SENIOR HOUSING SEPA CHECKLIST - FIGURE 6



triad

20300 Woodinville Snohomish Rd NE Suite A * Woodinville, WA 98072 p: 425.415.2000 f: 425.486.5059

25.415.2000 f: 425.486.5059 w: triadassociates.net

E WA Y

H GATE DR HOUSING

SAQUAH SENIOR HO

ATE REVISION BY CK

ROY E. LEWIS, JR., PE

PROJECT MANAGER

MARY H. MCDOWELL, PLS

PROJECT SURVEYOR

ROY E. LEWIS, JR., PE

PROJECT ENGINEER

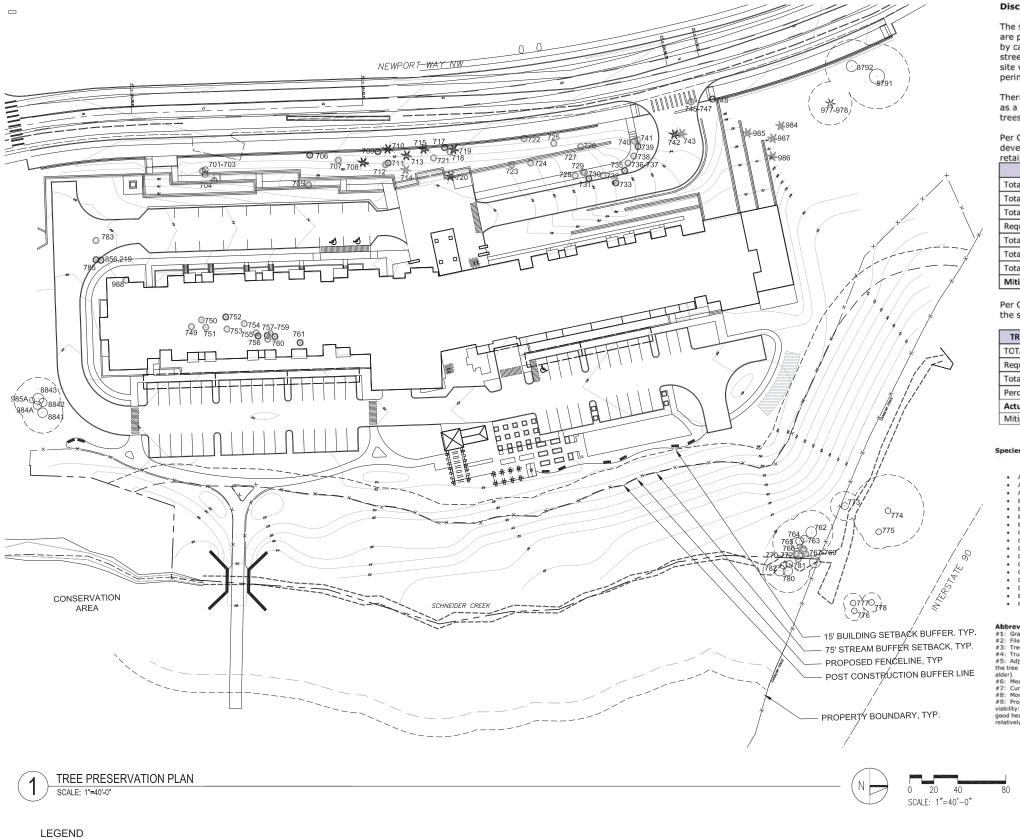
PROJECT LANDSCAPE ARCHITECT FIRST SUBMITTAL DATE: SCALE: HORIE: 1"=30' VERT.:

ISSAQUAH GATEWAY SENIOR HOUSING SEPA CHECKLIST -FIGURE 7

STAMP NOT VALID UNLESS SIGNED AND DATED

OB NUMBER 14-148

BET NUMBER 2 OF 2



NOTE: SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING

TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY

Discussion, Calculation and Conclusion:

The site interior has long been cleared of trees and replaced with pasture. Currently there are perimeter trees located along Newport Way NW. Many of these trees have been struck by cars, or topped by utilities and are not viable. Furthermore, the site drops from the street to the east substantially; required roadway improvements and street access to the site will result in significant grading to occur and most of the trees along the western perimeter will need to be removed.

There is a grove of trees located on the south side of the site that can be preserved, as well as a second grove located in the wetland area – if there is not any grading in the area these trees can be retained.

Per CIDDS 10.10 required tree density, 4 significant trees/5000 sq. ft.; the site has 182,512 developable sq. ft.; or a total of 146 trees. Twenty one (21) trees are proposed to be retained; therefore 125 new trees must be provided.

TREE DENSITY REQUIREMENT	CIDDS 10.10)
Total number of Significant trees	79
Total number of Landmark trees	11
Total number of Onsite trees	90
Required Tree Density	4 trees/5000 sq. ft.
Total number of developable area	182,512
Total number of required tree density	146
Total number of healthy retained trees	21
Mitigation	125

Per CIDDS 10.13 (A) 1.a. Tree Retention Requirement for proposed project development, the site must retain 25% of the significant trees.

TREE COUNT TOTAL SUMMARY FOR RETENT	ON (CIDDS 10.13)
TOTAL Significant Tree Caliper	1444 INCHES
Required Tree Retention	361 INCHES
Total Significant Tree Caliper Retained	315 INCHES
Percent Significant Tree Caliper Required	25%
Actual percent retained	21%
Mitigation	46

Species ID: Spreadsheet contains common names of trees which correspond to scientific names as follows:

- Apple: Malus so
- American sycamore: Planta Austrian pine: Pinus nigra
- Bigleaf maple: Acer macrophyllur
- Birch: Betula ngra
 Bitter Cherry: Prunus emarginata
 Blue atlas cedar: Cedrus atlantica G
- Cedar: Thuja piicata
- Cherry: Prunussp.
- Dawn redwood: Chamaecyparis of Deodora cedar: Cedrus deodara
- Colorado blue spruce: Picea pungens
- Cottonwood: Pepulus trichocarp Dogwood: Cornus nuttallii Douglas fir: Pseudotsuga menziesi
- English laurel: Prunus laurocerasu Filhert: Corylus avellana van

Abbreviated legend - see report for greater detail

- Graph number Filed tag unique to each tree

- alder)
 #6: Measure of branch length
 #7: Current health rated Excellent, Good, OK, Fair, Poor or Dead
 #8: More specific health observations about the tree
 #9: Proposed action as a consequence tree health and location
 viability: the determination that a specific significant tree is in
 good health with a low risk of failure due to structural defects, is
 relatively wird firm if isolated or as part of a greve.

- Grand fir: Ables grandis
 Hemlock: Tsuga hetrophylla
 Holly: Ilex aquifolium
- Japanese maple: Acer palmotum Leylandii cypress: Cupressocyparis leyla.
- Leylandii cypress: Lupressocyparis ley
 Lodgepole pine: Pinus contarta
 Mountain ash: Soibus americana
 Mountain hemlock: Tsuga mertensiai

- Pear: Pyrus sp.
 Plum: Prunus
 Red Alder: Alnus rubra
- · Red maple: Acer rubrum
- Walnut: Juglans sp.
 Western red cedar: Thuja plicata
 Weeping Alaska cedar: Metasequaia glyp
- White pine: Pinus strobus

#10: Critical root zone/Tree protection zone/Limits of disturbane

1809 7th Avenue Ste. 800 Seattle WA 98101 tel 206 284 5624 fax 206 624 5624

communita atelier ps

1402 3rd Ave Suite 1000 Seattle WA 98101 (206)327-9056

ISSAQUAH SENIOR SITE

NEWPORT WAY NW, ISSAQUAH, WA 98027

THE WOLFF COMPANY

JB. DO BG, MK

SITE DEVELOPMENT **PERMIT**

OVERALL TREE PRESERVATION PLAN



L1.01

10/27/2015

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ISSAQUAH GATEWAY SENIOR HOUSING SEPA CHECKLIST - FIGURE 8

VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE



N _____

Reference: GIS Stream, parcel, and road data from King County GIS, 2010. Aerial image 2006 from Earth Explorer.



15020 Bear Creek Road Northeast Woodinville, Washington 98077 Bus (425)861-7550 - Fax (425)861-7549 FIGURE 2 PARCEL MAP

ISSAQUAH GATEWAY ISSAQUAH, WASHINGTON

ISSAQUAH GATEWAY SENIOR HOUSING SEPA CHECKLIST - FIGURE 9

DESIGN	DRAWN DRT	PROJECT 634c
SCALE 1 in : 3	0010	
DATE 24 NOV	2	
REVISED	$\overline{}$	

ht – Talasaea Consultants, INC.

